093.0	0001	0002.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	713,300	/	713,300
USE VALUE:	713,300	/	713,300
ASSESSED:	713,300	/	713,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
47		PETER TUFTS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHATFIELD MARCIA CT
Owner 2:	SIMON DAVID S
Owner 3:	
Street 1:	47 PETER TUFTS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TAN JIAYING -
Owner 2:	-
Street 1:	47 PETER TUFTS RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .137 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1947, having primarily Wood Shingle Exterior and 1758 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5988.000	293,600		419,700	713,300
Total Card	0.137	293,600		419,700	713,300
Total Parcel	0.137	293,600		419,700	713,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 405.75 | /Parcel: 405.75

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	GIS Ref	GIS Ref	Insp Date
60098			09/08/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 093.0-0001-0002.0

!7583!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	293,600	0	5,988.	419,700	713,300		Year end	12/23/2021
2021	101	FV	250,600	0	5,988.	419,700	670,300		Year End Roll	12/10/2020
2020	101	FV	250,600	0	5,988.	419,700	670,300	670,300	Year End Roll	12/18/2019
2019	101	FV	212,400	0	5,988.	425,700	638,100	638,100	Year End Roll	1/3/2019
2018	101	FV	229,200	0	5,988.	317,800	547,000	547,000	Year End Roll	12/20/2017
2017	101	FV	229,200	0	5,988.	287,800	517,000	517,000	Year End Roll	1/3/2017
2016	101	FV	229,200	0	5,988.	275,800	505,000	505,000	Year End	1/4/2016
2015	101	FV	215,300	0	5,988.	233,900	449,200	449,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:49:11

LAST REV

Date	Time
11/01/21	08:41:32

jorourke

USER DEFINED

Prior Id # 1:	60098
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7583

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TAN JIAYING,	78569-169	1	8/27/2021		820,000	No	No		
CARR DAVID J &	63618-108		5/15/2014		515,000	No	No		
	12602-486		3/19/1974		32,400	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/10/2018	21	Solar Pa	7,209	C				
12/16/2014	1702	Solar Pa	10,000					Install 17 solar p
11/14/2012	1490	Manual	1,357	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2021	SQ Returned	JO	Jenny O
9/16/2021	SQ Mailed	JO	Jenny O
7/9/2021	Sale Review	DGM	D Mann
9/8/2018	Inspected	PH	Patrick H
8/16/2018	MEAS&NOTICE	BS	Barbara S
5/14/2015	SQ Returned	MM	Mary M
4/6/2009	Inspected	163	PATRIOT
2/3/2000	Mailer Sent		
2/3/2000	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5988		Sq. Ft.	Site		0	70.	1.00	5									419,747						419,700	

Total AC/HA:	0.13747	Total SF/SM:	5988	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	419,747	Spl Credit		Total:	419,700

EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BLUE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:		%	
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50 %	
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99495000
Adj $ / SQ:	147.750
Other Features:	90750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	360648
Depreciation:	67080
Depreciated Total:	293567

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

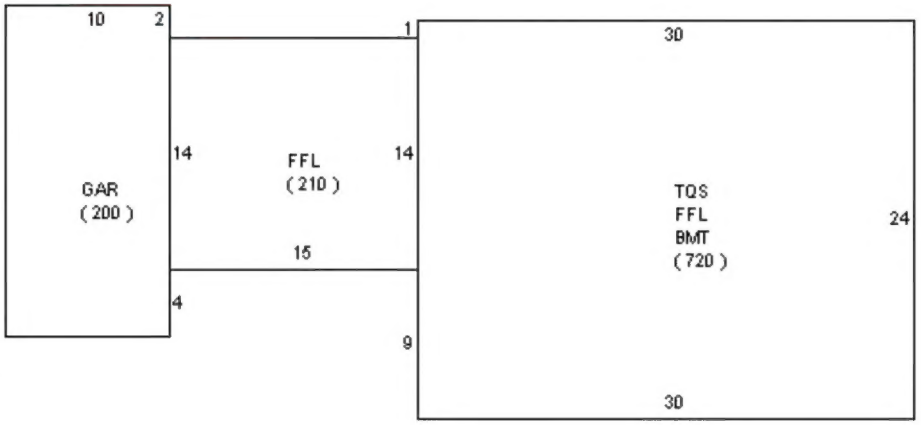
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	147.75
Special Features:	0	Val/Su Net:	122.85
Final Total:	293600	Val/Su SzAd	199.73

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	930	147.750	137,408
BMT	Basement	720	65.600	47,233
TQS	3/4 Story	540	147.750	79,785
GAR	Garage	200	27.360	5,472

Net Sketched Area:	2,390			Total:	269,898
Size Ad	1470	Gross Area	2570	FinArea	1758

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	40	G	

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 093.0-0001-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total:

IMAGE

AssessPro Patriot Properties, Inc